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Trustee's Sale.

WHEREAS, Agueda Werbiski, Michael Werbiski, Amelia Champion and George Champion did on the 15th day of April, 1891, execute and deliver to Albert R. Shattuck, Trustee, a trust deed on certain lands in Cameron county, State of Texas, therein described, to secure the sum of \$16,000 due by said Agueda Werbiski, Michael Werbiski, Amelia Champion and George Champion, to the British & American Mortgage Company, Limited, which said trust deed is recorded in Cameron county, in Deed Book 11, Page 386, to which reference is hereby made; and whereas default has been made in the payment of the moneys secured by said trust deed; and whereas the undersigned has been duly appointed substituted trustee in the place of said Albert R. Shattuck, as provided in said trust deed, and has been duly requested to execute the trust therein contained;

Now Therefore, notice is hereby given that, under and by virtue of the power contained in said trust deed, I, the undersigned substituted trustee, on the 3rd day of April, A. D. 1900, between the hours of 10 a. m. and 4 p. m., at the Court House door in the town of Brownsville, in Cameron County, will by public auction sell to the highest bidder for cash the following described property, viz:

Situated and lying in the county of Cameron and state of Texas, and out of a large grant known as the "Espirito Santo grant" of sixty (64) four leagues and five (5) labors of land patented to the heirs of Jose Salvador de la Garza by the state of Texas on June 21, 1859, by letter patent, number one hundred and ninety-eight (198) volume twelve (12). The portions of said grant herein conveyed are more particularly known and described as shares numbers 12 and 28, allotted to Alexander Werbiski in a partition of said Espirito Santo grant by the district court of Cameron county, Texas, in the suit of M. Kennedy, King et al., vs. Thomas Carson, administrator of the estate of Maria Josepha Cavazos et al. said cause being numbered thirteen hundred and forty six and said judgment of partition bearing date May 27, 1889, and of record in book F, pages 379 et seq. of the district court minutes of said Cameron

county to which reference is here made for more particular description. Said share number 12 contains fifteen thousand four hundred and nine acres of land, is the lower or eastern part of said Espirito Santo grant and is more particularly described as follows, to-wit:

Beginning at the southeast corner of Miralles and Fernandez tract, a post on main road, and running thence down said road south 55° east six hundred and ten varas, S 41° east 1200 varas, S 61° E 460 varas, to the east boundary of the second 2nd sixth and west line of the third, 3rd sixth or Carajos lands, a post for corner, thence with said last named line N 61-2° E 52,830 varas to a post for corner on the Arroyo Colorado, northeast corner this survey and of said second 2nd sixth, this is the same line less 495 varas which is described in field notes of the second 2nd sixth and it is not necessary to repeat; thence up the Arroyo Colorado with its meanders N 56 1-2° W 247 varas, N 71 1-4° W 678 varas N 88° W 590 varas, to the northwest corner of this survey a post and corner of the adjoining survey for Miralles and Fernandez. Thence with the east line of said last named survey S 7° W, 51,791 varas, to the place of beginning.

Said share number 28 comprises two bodies of land—one of 823 acres and one of 9353 acres respectively, and contains in the aggregate 10,176 acres of land.

The said 823 acre tract is more particularly described as follows, to-wit: Beginning at a post on the north bank of the Rio Grande, river set for the south east corner of the next survey above made for James G. Browne and the south west corner of this survey and running thence down the Rio Grande with its meanders S 64° E 93 varas, S 9 3-4° E 595 varas, S 18 1-4° W 297 varas, S 25 1-2° W 400 varas, to a stake set out on the extension of the division line between said Browne's tract

and this survey. Thence with said division line S 31 1-2° W 868 varas to the bank of the river in Tre-quillas. Potrero. Thence down the Rio Grande S 40 1-4° 78 varas, S 58 3-4° E 1600 varas to a stake at the southeast corner of this survey. Thence with a line of next division below, N 2 1-2° E at 359 varas set a post on first high land among palm trees and at a farm road, and at 500 varas left the palm grove at 780 varas, high land jaral of Chapa, west 10 varas, at 858 varas a post and road, at 14 0 varas a palm post and road, at 3,309 varas road and post, at 3,977 varas a road, northeast to San Vicente and post, at 4,839 varas a stake on the east line of C. Jagon's tract in wire fence, thence with said fence and line of C. Jagon's, S 9 1-2° W 1,215 varas to his southeast corner post, thence with south line of C. Jagon's fence N 80 1-2° W 1260 varas, to a stake on line of said Browne's survey and set a post a few varas south of fence, thence with the east line of Browne's land and west line of this survey S 1-2° W 816 varas to the place of beginning. And the said 9,353 acre tract is more particularly described as follows, to-wit: Beginning at a point 11 varas west of the gate on the north line and fence of C. Jagon, near the resaca, being also on the line of Browne's survey, adjoining this survey on the west and running thence with north line of said Jagon's tract and fence, S 18 1-2° 1590 varas to southeast corner of this survey and on the line of the next adjoining below made for M. Kennedy a stake at fence east side of resaca; thence with the line of the M. Kennedy survey and eastern line of this survey, N 2 1-2° E at 440 varas, north bank of resaca 1,180 varas, a post entered Llano Medrano, at 3,500 varas left prairie at 4,153 varas, a resaca or pond at 4,500 varas left same, at 6,080 varas passed through labor of Santa Eloya, at 7,680 varas Rio Grande railroad track, at 8,040 varas south bank of resaca

of Rancho Viejo, at 9,745 varas, passed another resaca, at 11,020 varas set post and entered Palo Alto prairie, at 12,825 varas a post on bank of big lagoon, at 13,588 varas a post on top of Loma Alto, at 16,294 varas a post at Pt. Isabel road near Pitul, at 18,020 varas a post, at 24,850 varas a stake, 932 varas due east from the post where the upper line of Browne's adjoining tract enters the timber, at 28,030 varas a post and entered timber, at 36,640 varas road from San Antonio to Peparo and to reos, at 28,810 varas middle of resaca de los C-rates, at 30,000 varas a mesquite marked three chops on north side of an old road from Soldados to Peparo, at 31,917 varas set post and entered prairie, at 34,110 varas a post, at 34,135 varas, a marked mesquite three chops fore and aft in yard of Refugio ranch at 34,580 varas passes resaca and road to Aguaceras, Atlas at 35,900 varas a post in prairie at 36,900 varas a post and entered timber at 36,900 varas passed road to Orizaba a post at 41,000 varas set post in prairie at 52,150 varas a post at 63,305 varas to the Northeast corner of this survey on the bank of the Arroyo Colorado near Tavernos Crossing; thence up the Arroyo South 48 1-2° West 390 varas to the line and fence of C. Jagon, near the Northeast corner of this survey. Not Northeast corner of Browne's adjoining survey; thence with the line of said Browne's survey South 3 1-2° West 62,908 varas to the place of beginning. Said share numbers Twelve (12) and Twenty eight (28) hereby conveyed contain in the aggregate 25,585 acres of land, more or less but of which however are to be preserved, excepted and deducted 1681 1-2 acres, more or less, heretofore conveyed by A. Werbiski to various parties as follows: 1st, to Lura A. V. Cottingham on December 13th 1887 36 1-2 acres of land by deed recorded in book "G" page 584, records of Cameron county, Texas, 2nd, to Isaac V. Harvey on December 13th 1887 230 1-2 acres by deed recorded in book "G" page 589, records of said Cam-

eron county, 3rd, To J. W. McHorse on December 13th 1887 640 acres by deed recorded in book "G" page 590 of records of said Cameron county in which 640 acres is also embraced 250 acres on February 5th 1890 was conveyed to W. D. Harvey by deed recorded in book "H" page 170, 4th, To James S. Riggs on April 8th 1888 160 acres by deed recorded in book "G" page 638 of the records of aforesaid Cameron county, 5th, To Lura A. V. Cottingham on June 5th 1888 208 1-2 acres by deed of record in book "G" page 649 of aforesaid Cameron county Records, 6th, To S. E. Criss on July 31st 1890 250 acres by deed of record in book "H" page 10 records of aforesaid Cameron county, 7th, To Al-brio Mayers on October 21st 1889 50 acres by deed of record in book "H" page 64 of aforesaid Cameron county, to said records of which reference is here made for more particular description thereof. Leaving in the aggregate twenty three thousand, nine hundred and three and one half (23,903 1-2) acres of land, more or less.

Said land will be sold to satisfy the debt secured by said trust deed, and such title will be given as is vested in said trustee.

E. H. GOODRICH,
Substituted Trustee.
Brownsville, Tex., February 26th, 1900.

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